



**Petition Number:** 1909-PUD-31

**Project Name:** Atwater Planned Unit Development

**Subject Site Address:** North of the Intersection of Casey Road and 193<sup>rd</sup> Street (the "Property")

**Petitioner:** Olthof Homes, LLC (the "Petitioner")

**Representative:** Nelson & Frankenberger

**Request:** Olthof Homes, LLC by Nelson & Frankenberger requests a change of zoning for approximately 100 acres +/- in the AG-SF 1: Agricultural / Single-Family Rural District to the Atwater PUD District.

**Current Zoning:** AG-SF1: Agricultural / Single-Family Rural District

**Current Land Use:** Agricultural / Residential

**Approximate Acreage:** 100 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Proposed Ordinance 19-27
4. Concept Plan
5. District Map
6. Character Exhibits
7. Neighbor Meeting
8. Public Comments
9. Presentation Slides

**Staff Reviewer:** Jonathan Dorsey, Associate Planner

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### **PETITION HISTORY**

The petition was introduced at the August 12, 2019, City Council meeting. The Petitioner held a neighborhood meeting on August 27, 2019. The petition will receive a public hearing at the September 3, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

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### **PROJECT OVERVIEW**

**Location:** The Property is located at approximately North of the intersection of Casey Road and 193<sup>rd</sup> Street, East of Freemont Road, West of Six Points Road, and generally South of 206<sup>th</sup> Street (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agricultural / Single-Family Rural



District. Adjacent properties to the south are zoned AG-SF1: Agricultural / Single-Family Rural District and Springmill Trails PUD. Properties to the north and west are zoned AG-SF1: Agricultural / Single-Family Rural District. Properties to the east are zoned AG-SF1: Agricultural / Single-Family rural District, OI: Open Industrial, and Osborne Trails PUD.

**Project Description:** The Petitioner is requesting a change of zoning to the Atwater PUD District (Ordinance 19-32) that would allow for residential development. The proposed PUD Ordinance establishes the Underlying Zoning Districts for Areas A and B as SF4: Single-Family High Density and SFA: Single-Family Attached for Area C.

**Permitted Uses:** The proposed PUD Ordinance defaults to the permitted and prohibited uses of the SF4: Single-Family High Density and SFA: Single-Family Attached in addition setting the maximum number of dwellings per Area to be 105 Single-Family Dwellings in Area A, 81 Single-Family Dwellings in Area B, and 94 Duplex Dwellings in Area C (totaling a maximum of 280 Dwelling Units).

**General Regulations:** The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, except as modified below:

	Proposed Area A	Proposed Area B	SF4 District
Minimum Lot Frontage	35'	35'	40'
Minimum Lot Width	55'	70'	50'
Minimum Lot Area	6,850 sq ft	8,700 sq ft	9,000 sq ft
Minimum Setbacks			
Front Yard	25'	25'	25'
Side Yard	5'	6'	8'
Rear Yard	20'	20'	25'
Maximum Building Height	1 ½ Stories	2 ½ Stories	25'
Minimum Living Area			
Single Story	1,400 sq ft	1,900 sq ft	1,000 sq ft
Multit-Story	N/A	2,000 sq ft	750 sq ft

	Proposed Area C	SFA District
Minimum Lot Frontage	35'	No minimum
Minimum Lot Width	45'	No minimum
Minimum Lot Area	5,600 sq ft	No minimum
Minimum Setbacks		

Front Yard	25'	*20'
Side Yard	5'	**25' or 30'
Rear Yard	20'	N/A
Maximum Building Height	1 Story	35'
Minimum Living Area		
Single Story	1,300 sq ft	1,300 sq ft
Story and One-half	N/A	1,600 sq ft
Two Story	N/A	1,800 sq ft

\*Buildings with more than one adjacent unit shall stagger the front Building Setback Line for each unit by at least four (4) feet.

\*\*Comparison to the UDO's SFA District Standards for Proposed Atwater's Area C Side Yard Setbacks is to Article 4.9(I) Minimum Distance Between Structures and is determined by the structure's use of Exterior Vinyl Siding. Structures with any vinyl exterior siding are required to have a minimum distance between structures of thirty (30) feet.

**Development Standards:** As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with proposed modifications, which are briefly highlighted below:

Architectural Standards: Shall apply; except as modified below.

1. Architectural Standards – Area A and Area B:

- a. Permitted Exterior Materials: Masonry Material, vinyl siding (horizontal, shake, and board and batten with a minimum gauge of 0.046), composite trim, composite veneer panels, vinyl shutters, aluminum fascia, and aluminum soffits.
- b. Garages: All Dwellings shall have a minimum two (2) car attached garage. Garage doors designs will include a variety of design elements base on the architectural style of the dwelling and all garage doors shall be cased with either masonry or trim no less than a nominal six (6) inches wide.
- c. Facade Requirements: Each Dwelling shall utilize a number of architectural elements as detailed within the Proposed Ordinance's Sections 7.1(B)(iv) and 7.1(B)(v).

2. Architectural Standards – Area C:

- a. Permitted Exterior Materials: Masonry (brick or cultured stone), vinyl siding (horizontal, shake and board and batten with a minimum gauge of 0.046), composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits, aluminum downspouts/gutters.
- b. Garages: All Dwellings shall have a minimum two (2) car attached garage. In order to vary the appearance of garage doors and create street curb

appeal, garage door designs shall include a mix and variety of design elements. A minimum of two (2) basic garage door styles (with windows, without windows, and mixed) matching the door style shall be utilized and a variety of color packages will be utilized. Garage door colors shall match or compliment either the siding or trim color of the Duplex Dwelling based on each Duplex Dwelling's architectural style and color package, as generally depicted within **Exhibit 6**.

- c. **Façade Requirements:** Each Dwelling shall utilize a number of architectural elements as detailed within the Proposed Ordinance's Sections 7.1(C)(vi), 7.1(C)(vii), and 7.1(C)(viii).

**Landscaping Standards:** Shall apply, except as modified below.

1. **Lot Landscaping:** At a minimum, all Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.
  - a. **Area A and Area B Lot Landscaping Standards:** A minimum of: two (2) Shade Trees, two (2) Ornamental Trees, and eight (8) Shrubs shall be required.
  - b. **Area C (Paired Villas) Lot Landscaping Standards:** A minimum of: one (1) Shade Tree, one (1) Ornamental Tree, and eight (8) Shrubs shall be required on each Paired Villa Lot. Each Paired Villa on a Corner Lot shall have one (1) additional tree (either Shade or Ornamental) in either Front Yards.

**Design Standards:** As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District.

**Open Space and Amenity Standards:** Shall apply except as otherwise modified or enhanced below.

1. **Minimum Open Space:** Shall be a minimum of twenty-five (25) percent of the Real Estate, as generally shown in **Exhibit 4**.
2. **Amenities:** The following amenities shall be provided: Passive Amenities (such as trails), Playground, Fitness Stations, Lake/Pond with Fishing Deck, Recreation and Picnic Shelter, Outdoor Kitchen, and a Community Firepit.

**Annexation:** The Real Estate, or parts thereof that may be subject of a Secondary Plat approval, shall be annexed in to the corporate limits of the City of Westfield prior to the approval and recording of a Secondary Plat for that part of the Real Estate.

**Processes & Permits:** As proposed, the PUD Ordinance defaults to the standards of the Unified Development Ordinance Chapter 10.

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## **COMPREHENSIVE PLAN**

The 2007 Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property New Suburban land use area and the Rural Northwest land use area.

Detached dwellings, Attached dwellings, Institutional uses, Recreational uses, and similar uses are contemplated as appropriate uses within the New Suburban area. Along with development that ensures that infill development is compatible in mass, scale, density, materials, and architectural style to existing developments. The Rural Northwest contemplates Single-Family detached houses on large lots or in a Rural or Conservation Subdivision, Accessory Dwellings, Equestrian Uses, Agriculture, and Institutional Uses such as Schools, Churches, and Public Safety Facilities as appropriate uses. The Comprehensive Plan envisions the Rural Northwest to remain rural for the foreseeable future, stating that anything other than rural or agricultural uses in the near future would violate the contiguity policy set out in the General Policies. If development is to happen it should be in the form of Rural or Conservation Subdivisions with substantial open space and up to one unit per acre with the denser Conservation Subdivisions. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

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## **PROCEDURAL**

**Public Hearing:** A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition will be held on the September 3, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

**Statutory Considerations:** Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

**Council Introduction:** The petition was introduced at the August 12, 2019, Council meeting.

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## **DEPARTMENT COMMENTS**

1. **Action: Hold a public hearing at the September 3, 2019, Plan Commission meeting.**
2. The Petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Jonathan Dorsey at (463) 221-8375 or [jdorsey@westfield.in.gov](mailto:jdorsey@westfield.in.gov).